



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 8, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riv. Co. Fire Department (Riv. Office)
Southern California Edison Co. (SCE)
Southern California Gas Co.

Riv. Co. Building & Safety – Plan Check
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Sheriff’s Dept.
Riv. Co. Waste Resources Management Dept.

Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 1st District
Hemet Sphere of Influence
Western Municipal Water District (WMWD)

CONDITIONAL USE PERMIT NO. 190036, DEVELOPMENT AGREEMENT NO. 1900024 – CEQ190119
– Applicant: Raquel Origel – First Supervisorial District – Lakeland Village District – Elsinore Area Plan: Mixed Used Area: (MUA) – Location: North of Akley Street, East of Evergreen Street, South of Grand Ave, and West of Adelfa Street – 1.34 Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** Development Agreement No 1900024. would impose a lifespan on the proposed cannabis project and provide community benefits to the Elsinore Area. Conditional Use Permit No. 190036 proposes to renovate an existing building to establish a cannabis storefront – APN: 381-273-029 – **BBID: 665-428-471**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on November 21, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Mina Morgan, Project Planner at (951) 955-6035, or e-mail at mimorgan@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

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COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



VIEW#1



VIEW#2



VIEW#3



PROPERTY PHOTO MAP INDEX

1 - CAMERA PLACEMENT AND PHOTO REFERENCE

SCALE
 1" = 100'-0"
 1/8" = 10'-0"
 1/4" = 20'-0"
 1/2" = 40'-0"
 3/4" = 60'-0"
 1" = 80'-0"
 1 1/4" = 100'-0"
 1 1/2" = 120'-0"
 1 3/4" = 140'-0"
 2" = 160'-0"
 2 1/4" = 180'-0"
 2 1/2" = 200'-0"
 2 3/4" = 220'-0"
 3" = 240'-0"
 3 1/4" = 260'-0"
 3 1/2" = 280'-0"
 3 3/4" = 300'-0"
 4" = 320'-0"
 4 1/4" = 340'-0"
 4 1/2" = 360'-0"
 4 3/4" = 380'-0"
 5" = 400'-0"

LEGEND

- 1. EXISTING IMPROVEMENTS
- 2. PROPOSED IMPROVEMENTS
- 3. EXISTING UTILITIES
- 4. PROPOSED UTILITIES
- 5. EXISTING EASEMENTS
- 6. PROPOSED EASEMENTS
- 7. EXISTING PROPERTY LINES
- 8. PROPOSED PROPERTY LINES
- 9. EXISTING ZONING
- 10. PROPOSED ZONING
- 11. EXISTING SETBACKS
- 12. PROPOSED SETBACKS
- 13. EXISTING DRIVEWAYS
- 14. PROPOSED DRIVEWAYS
- 15. EXISTING SIDEWALKS
- 16. PROPOSED SIDEWALKS
- 17. EXISTING CURBS
- 18. PROPOSED CURBS
- 19. EXISTING STREETS
- 20. PROPOSED STREETS
- 21. EXISTING ALLEYS
- 22. PROPOSED ALLEYS
- 23. EXISTING PARKING
- 24. PROPOSED PARKING
- 25. EXISTING LANDSCAPE
- 26. PROPOSED LANDSCAPE
- 27. EXISTING TREES
- 28. PROPOSED TREES
- 29. EXISTING FENCES
- 30. PROPOSED FENCES
- 31. EXISTING SIGNAGE
- 32. PROPOSED SIGNAGE
- 33. EXISTING UTILITIES
- 34. PROPOSED UTILITIES
- 35. EXISTING EASEMENTS
- 36. PROPOSED EASEMENTS
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- 56. PROPOSED LANDSCAPE
- 57. EXISTING TREES
- 58. PROPOSED TREES
- 59. EXISTING FENCES
- 60. PROPOSED FENCES
- 61. EXISTING SIGNAGE
- 62. PROPOSED SIGNAGE

PHOTO SHEET SCALE 1" = 100'-0" 1

GRAPHIA
 ARCHITECTURE
 & ENGINEERING

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 graphia.com

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PROJECT: 2018086_5

CLIENT:
 RAQUEL ORIGEL
 MANAGING MEMBER
 316 CALLE CORRAL
 SAN CLEMENTE, CA 92673

EMAIL: rorigel@gmail.com
PHONE: 714-615-1049

GENERAL PLAN AMENDMENT:
NIBBLE THIS - LAKE ELSINORE, LLC
(CANNABIS STOREFRONT RETAILER)

17139 GRAND AVENUE
 LAKE ELSINORE, CA 92530

TITLES:
 PHOTO SHEET

ARCHITECT'S APPROVAL:

SHEET:
A1.31